

modification to be offered) to facilitate handicapped access and the means for making the option available to purchasers.

11. Senior Services Center/Other Senior Facilities.

Applicant agrees to dedicate to the County or its designated agent up to two acres, of the southern-most church site for use as a senior services center, senior daycare facility or other senior facility as determined by the County Office on Aging to serve the needs of elderly residents. Applicant shall have the right to review and approve architecture, design and site plan(s) for the senior facility.

D. Parks and Recreation.

1. Northern Virginia Regional Park Dedication.

a. Applicant shall dedicate to the County or to the Northern Virginia Regional Park Authority (NVRPA) or the agency or entity designated by the County at the County's discretion approximately one hundred thirty four (134) acres of the subject property within the 100 year flood plain area bordering Algonkian Park and located generally east of Route 637 and west of Sugarland Run; as shown on the Land Use Plan showing NVRPA dedication and Possible Additional dedication to Loudoun County Parks and Recreation (Exhibit 4). Such land shall be dedicated at the time of preliminary plan approval for adjacent subdivision plans.

b. That land which is dedicated to the County or NVRPA at the County's discretion shall be subject to necessary utility and

stormwater management easements and other easements as necessary to serve the subject property.

c. Also see Trails proffer below.

d. Applicant will cooperate with the County in obtaining an additional 10 acres offsite for County Parks and Recreation from the NVRPA adjacent to the proposed County Parks and Recreation site in connection with the 134-acre County or NVRPA dedication.

2. Loudoun County Parks and Recreation Dedication.

a. Applicant shall dedicate to Loudoun County Parks and Recreation or the agency or entity designated by the County approximately thirty (30) acres of the subject property in the location shown on the Land Use Plan (Exhibit 1) at the time of dedication of the adjacent high school site.

b. Applicant shall, if permitted by appropriate authorities, construct community recreational uses on this site as outlined under Other Community Recreation below.

~~c. If requested by Loudoun County,~~ the applicant shall dedicate to the County approximately 15 acres in the easternmost area of the site located east of Land Bay D and within the Sugarland Run Stream Valley, as shown in Exhibit 4 for use by Loudoun County Parks and Recreation. Otherwise, this area shall become part of Homeowners Open Space to be maintained by the Homeowners Association with appropriate open space covenants.

3. Open Space. Additionally, the applicant shall provide approximately forty (40) acres of other major open space,

including Stream Valley areas, which shall include the area of the feature lakes as shown in the Land Use Plan. All major open space which is i) conveyed to the Homeowners Association or ii) dedicated to Loudoun County shall be subject to necessary utility easements to serve the development of the subject property. Open space not dedicated to and accepted by Loudoun County or other public agencies shall be conveyed to and maintained by the Homeowners Association.

4. Trails.

a. Approximately twelve (12) miles of trails shall be constructed by the applicant, subject to plan review and approval by the appropriate agencies, generally as shown on Exhibit 3 (Recreation Plan) providing hard surfaced jogging/bike/pedestrian trails along both sides of Algonkian Parkway and connecting land bays within the project and the adjacent communities of Sugarland Run, Countryside and Glen Heather. Trails will be paved (TX-2 Type 1) and generally 8 feet in width, except along one side of Algonkian Parkway and Potomac Lakes Parkway and in stream valleys or other areas of steep slopes or quality vegetation where trails may be 6 feet in width. In addition to trails shown on Exhibit 3 (Recreation Plan), a sidewalk shall be constructed on one side of the Potomac Lakes Parkway Bridge over Route 7. All trails will be maintained by the Homeowners Association except that trails constructed by the applicant (if any) within right-of-way dedicated for public streets shall be maintained by VDOT, and trails within land dedicated to the Northern Virginia Regional Park Authority or to